

Prepared by and Return to:
Wardlow & Wardlow, PLLC
6465 Quail Hollow, Suite 401
Memphis, TN 38120
901-751-7955

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th** day of **July, 2010**, by and between

Andy Ferguson, an unmarried person (GRANTOR)

7402 Fox Tree Lane

Olive Branch, MS 38654

Phone #1: 662-893-1112

Phone #2: N/A

party of the first part, and

Andy Ferguson and Brandy Davis, both unmarried persons, as joint tenants with full rights of survivorship and not as tenants in common (GRANTEE)

7402 Fox Tree Lane

Olive Branch, MS 38654

Phone #1: 662-893-1112

Phone #2: N/A

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Ferguson, an unmarried person** has bargained and sold and does hereby bargain, sell, convey and confirm unto **Andy Ferguson and Brandy Davis, both unmarried persons, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate, situated and being in the County of **DeSoto**, State of **Mississippi**.

Lot 264, Section "C", Fox Creek Subdivision located in Section 30, Township 1 South, Range 5 West, DeSoto County, Mississippi, as recorded in Plat Book 71, Page 9 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel #: 1059 3007.0-00264.00

This Warranty Deed was prepared without the benefit of a title search or title opinion, and preparer does not warranty or guarantee the accuracy of any information contained herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

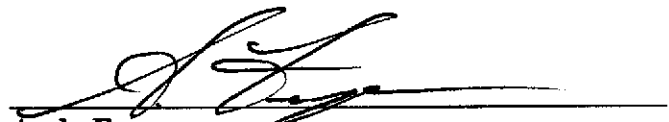
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the **26th** day of **July, 2010**.


Andy Ferguson

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Ferguson**, to me known to be the person described in (or proven on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **26th** day of **July, 2010**.

My commission expires:



My Comm. Exp. 7-17-12


 Notary Public

Property address: **7402 Fox Tree Lane**
Olive Branch, MS 38654

Grantor's address **7402 Fox Tree Lane**

Grantee's address **7402 Fox Tree Lane**

Olive Branch, MS 38654

Olive Branch, MS 38654

Phone No.: **662-893-1112**

Phone No.: **662-893-1112**

Phone No.: **N/A**

Phone No.: **N/A**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same as of record

This instrument prepared by:

Wardlow & Wardlow, PLLC
6465 Quail Hollow, Suite #401
Memphis, TN 38120
(901) 751-7955

File No.:

N/A

Return to:

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